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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(*PLGI(1)*)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE FOR SETTING UP UNIT FOR CANCER RESEARCH CENTRE IN KOLTHUR (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.35, *Municipal Administration & Urban Development (Plg.I(1))*, 13th March, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.493 of Kolthur (V) Shamirpet (M) Medchal-Malkajgiri District to an extent of Ac. 8-06 Gts or 32981.87 Sq.mtrs, which is presently earmarked for Conservation use in the Notified MDP-2031, issued vide G.O.Ms.No.33 MA, dt:24.01.2013, is now designated as Manufacturing use for setting up unit for Cancer Research Centre under **Orange** Category, **subject to the following conditions:**

- a) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.
- b) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- c) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice

- d) The applicant shall follow / comply the Terms & Conditions mentioned in the Lr.No:EE/IB/HYD/DB/HD/2017-18/365/9Nos. Dt:12.05.2017. issued by I&CAD.D, I.B Division, Hyderabad, Irrigation & C.A.D Department
- e) The applicant shall leave the land effected in the MFL and Buffer Zone as per the NOC or Clearance issued by the Irrigation & C.A.D Department vide Lr.No:EE/IB/HYD/DB/HD/2017-18/365/9Nos. Dt:12.05.2017.
- f) CLU shall not be used as proof of any title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.

SCHEDULE OF BOUNDARIES

North : Sy.No.494 of Kolthur (V)
 South : Existing 12.00 Mtrs wide CC Road
 East : Sy.No.492, 496 & 497 of Kolthur (V) & 12.00 Mtrs CC Road (Partly)
 West : Sy.No.542 (P) of Kolthur (V) and NALA.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATION/OPEN SPACE TO RESIDENTIAL USE IN BOWRAMPET (V), DUNDIGAL-GANDIMAISAMMA (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.36, Municipal Administration & Urban Development (Plg.I(1)), 13th March, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan- 2021 for Shambhupur zone segment issued vide G.O.Ms. No.288 Dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No:2 in Sy.No:261 & 262 of Bowrampet (V), Dundigal-Gandimaisamma (M), Medchal-Malkajgiri District to an extent of 1615.15 Sq.Mtrs., which is presently earmarked as Recreation/ Open space use as per the notified Revised Master Plan-2021 for Shambhupur zone segment issued vide G.O.Ms. No.288 Dt:03.04.2008, is now designated as Residential use, subject to the following conditions:

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost vide registered gift deed.
- c) The owners/ applicants shall develop the roads free of cost as may be required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission development permission, and it must be ensured that the best financial interests of the Government are preserved.

- e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- h) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The CLU shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

North :	Plot no:1 Existing weigh bridge
South :	Forest land
East :	Existing road varying width of 31 to 32.50 mtrs wide road (Proposed 60 mts)
West :	Plot -5 vacant land

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY MANUFACTURING, PARTLY PUBLIC & SEMI PUBLIC, PARTLY OPEN SPACE AND PARTLY WATER BODY TO MULTIPLE USE IN PREMAVATHIPET (V), RAJENDRANAGAR (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.37, Municipal Administration & Urban Development (Plg.I(1)), 13th March, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Erstwhile HUDA Area Master Plan in Budvel zone segment issued vide G.O.Ms.No:288 MA dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site Sy no's 57, 58, 59, 60, 61, 62, 63, 64, 68(part) and 86 of Premavathipet(V) Rajendranagar (M), Ranga Reddy (D) to an extent of 260305.52 sq.mtrs (Ac. 64.322)., which is presently earmarked as partly Manufacturing, partly Public & semi public, partly open space and partly water body as per notified Erstwhile HUDA Area Master Plan in Budvel zone segment issued vide G.O.Ms.No:288 MA dt: 03.04.2008, is now designated as Multiple use, subject to maintaining Buffer of Ac 3-16.5 Gts as per Revenue and Irrigation NOC and also subject to the following conditions:

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-04-2012

2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall maintain Buffer (Ac 3-16.5 Gts) as per Revenue/Irrigation NOC (as part of 10% open space).

SCHEDULE OF BOUNDARIES

East : 60 mts wide BT road Srinagar-Kanyakumari highway.
 West : water body and partly vacant land.
 North : University of Agriculture vacant land.
 South : Industrial sheds and godowns.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE TO RESIDENTIAL USE IN NARAPALLI VILLAGE, GHATKESAR MANDAL, MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.40, Municipal Administration & Urban Development (Plg.I(1)), 17th March, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan-2021 issued vide G.O.Ms.No.288, MA, Dated 03.04.2008.

VARIATION

The site in Sy.No.29 of Narapalli Village, Ghatkesar Mandal, Medchal-Malkajgiri District to an extent of 20132.10 Sq.mtrs., which is presently earmarked for Industrial / Manufacturing use in the Notified Revised Master Plan issued vide G.O.Ms.No.288, MA & UD Department, Dated:03.04.2008 is now designated as Residential use, subject to compliance of G.O. Ms. No. 106 MA, dated 06-07-2020 and subject to the following conditions:

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.

- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.
- e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- h) The Owners / applicants are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

East : Open land in Sy.No.764 of Narapalli (V)
West : Existing 35 feet wide katcha road
North : Open land Sy.No.28 and 27 of Narapalli (V)
South : 30 feet katcha road

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE BUFFER (FORE SHORE WATER BODIES) USE TO MANUFACTURING USE FOR SETTING UP OF WARE HOUSE IN MEDCHAL (V&M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.41, Municipal Administration & Urban Development (Plg.I(1)), 17th March, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013.

VARIATION

The site in Sy No.364/P & 365/P of Medchal (V & M), Medchal-Malkajgiri District to an extent of 2062.25 Sq.mts with road affected area of 833.10 sqmtrs and Net site area of 1229.15 Sq.mts, which is presently earmarked for Open Space Buffer (Fore Shore Water bodies) in the MDP-2031 notified vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use for setting up WARE HOUSE under 'White' category, subject to the following conditions:

- a) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013.
- c) The applicant has to handover the road affected area at southern side if any road area affected under 75.00 mtrs wide notified road as per MDP-2031 in future.
- d) The applicant has to leave 3.00 Mtrs green buffer strip all along with the site in order to segregate industrial activity from the Open Space Buffer (Fore Shore Water Bodies) use activity.
- e) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from Government and the application shall be revoked if the conditions are not followed by the applicant.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice.
- i) The applicant shall follow the conditions mentioned in NOC vide letter No. EE/Irrg Divin No. 1/HYD/DB/DEE-T/AEE/D3/2022-23/460/6No's, dated 06.12.2022.
- j) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan Road area covered within the applicant site.
- k) CLU shall not be used as proof of any title of the land.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North	: Sy.No.364 of Medchal (v)
South	: Sy.No.364/P of Medchal (v)
East	: Existing 45 mtrs wide BT road (proposed to widened 75 Mtrs MDP-2031).
West	: Sy.No.363 of Medchal (v)

ARVIND KUMAR,
Special Chief Secretary to Government.

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